

COUNCIL WORKSHOP ITEM

ITEM: PLAN COMMISSION FILE NO. 06-04 – Request for approval of a proposed amendment to Chapter 28, *Zoning Ordinance*, to allow Medical/Dental Clinics as Permitted Uses in the M-1 and M-2 Manufacturing “M” Districts.

DATE: June 22, 2004

PREPARED BY: Joseph Skach, AIA, AICP, NCARB
Director, Department of Planning and Community Development

PURPOSE: Consideration of the Plan Commission’s recommendation to approve the subject petition with certain conditions

BACKGROUND:

Given the context and conclusions of the initial Joint Strategic Land Use Planning discussions on strengthening commercially oriented land uses, it was recognized that certain follow-on, more detailed discussions would be needed as part of establishing and maintaining a Comprehensive Plan and Zoning Ordinance. The concept of strengthening the Village’s commercial retail land uses by promoting and facilitating a strong base of traditional commercial retail, over other uses in business districts, has been and remains a consistent theme.

As with previous more recent amendments to Code stemming from the Strategic Land Use Planning discussions, (e.g., restaurant parking, setbacks in commercial districts, signs, etc.) this proposed amendment is another incremental adjustment of Code prompted by petitioner inquiry, Staff, and Commission dialogue.

DISCUSSION:

The petitioner (Village) is requesting approval of a proposed amendment to Ch. 28, *Zoning Ordinance*; Section 28.902, *M-1 Districts – Permitted Uses*, and to Section 28.905, *M-2 District – Permitted Uses*, to allow Medical and Dental Clinics by right.

This issue was discussed with the joint Strategic Land Use Planning Committee, consisting of the members of the Plan Commission and the Strategic Planning Subcommittee of the Economic Development Commission, on April 5, 2004. There was concurrence to forward it to the Plan Commission for formal consideration.

At their May 17, 2004 meeting, the Plan Commission considered the request and recommended approval as delineated in the attached Staff Report, and Draft Ordinance.

ATTACHMENTS:

1. Draft Zoning Ordinance Amendment, Chapter 28, *Zoning Ordinance*, Sections 28.902 and 28.905
2. Staff Report with attachments dated May 14, 2004
3. Draft Minutes of Plan Commission Public Hearing dated May 17, 2004 with attachments
4. Draft Minutes of the Strategic Planning Committee Meeting dated April 5, 2004

RECOMMENDATION:

That the Village Council place consideration of the amendment request on an active agenda for June 29, 2004

C: Riccardo Ginex, Village Manager
David Barber, Director, Public Works
Donald Rosenthal, Director Code Services
Howard Hoffman,

ORDINANCE NO. _____

AN ORDINANCE AMENDING PROVISIONS FOR PERMITTED USES

BE IT ORDAINED by the Village Council of the Village of Downers Grove in DuPage County, Illinois, as follows: (Additions are indicated by ~~██████~~/underline; deletions by ~~strikeout~~):

Section 1. That Section 28.905. is hereby amended to read as follows:

28.905. M-2 District - Permitted uses.

The following uses are allowed in the M-2 Restricted Manufacturing District as permitted uses:

- (1) Abrasive works
- (2) Adult Entertainment Establishments. (See Section 28-1011.)
- (3) Advertising displays, production of
- (4) Art and needle work and hand weaving
- (5) Artificial limb manufacture
- (6) Awnings and venetian blinds manufacture
- (7) Bakeries
- (8) Bedding manufacture
- (9) Beverages, nonalcoholic - production
- (10) Bicycle manufacture
- (11) Blacksmith shops
- (12) Blueprinting, photostating and other duplicating establishments.
- (13) Books - hand binding and tooling
- (14) Boat building and repair of pleasure craft
- (15) Boot and shoe manufacture
- (16) Brushes and brooms manufacture
- (17) Cameras and other photographic equipment (except film) manufacture
- (18) Candy manufacture
- (19) Canneries
- (20) Canvas and canvas products manufacture
- (21) Carpentry and woodworking shops
- (22) Carpet and rug cleaning and manufacture
- (23) Casket and casket supplies manufacture
- (24) Ceramic products - such as pottery and small glazed tile manufacture
- (25) Clothing and cloth products manufacture
- (26) Cold storage plants
- (27) Cosmetics and toiletries manufacture
- (28) Cotton and woolen weaving
- (29) Dairy products processing and manufacture
- (30) Day care center. (See Section 28-1017.)
- (31) Dentures
- (32) Drugs and pharmaceutical products - compounding, packaging and manufacture
- (33) Dry cleaning plants
- (34) Dwellings for watchmen, located on the premises where employed
- (35) Electric appliances manufacture
- (36) Electric wire manufacture
- (37) Electronic and scientific precision instruments manufacture

Permitted Uses

- (38) Electroplating
- (39) Food products processing
- (40) Fur goods, processing and manufacture
- (41) Glass products production, from previously manufactured glass
- (42) Hair, felt and feather products production (except washing, curling and dyeing)
- (43) Hats, caps, and millinery manufacture
- (44) House trailers or mobile homes manufacture
- (45) Ink mixing and packaging and inked ribbons production
- (46) Insulating materials manufacture
- (47) Jewelry production
- (48) Laboratories, medical, dental, research, experimental and testing
- (49) Laundries
- (50) Leather products manufacture
- (51) Lithographing
- (52) Luggage manufacture
- (53) Machine shops for tool, die and pattern making
- (54) Machinery manufacture
- (55) Mail order houses
- ~~(56) Medical and dental clinics.~~
- ~~(567) Metal finishing, plating, grinding, sharpening, polishing, cleaning, rust-proofing and heat treatment~~
- ~~(578) Metal products fabrication and assembly~~
- ~~(589) Metal stamping and extrusion~~
- ~~(5960) Musical instruments manufacture~~
- ~~(601) Offices, headquarters and administrative~~
- ~~(612) Offices, business and professional~~
- ~~(623) Orthopedic and medical appliances manufacture~~
- ~~(634) Paper products manufacture~~
- ~~(645) Perfumes and perfumed soaps, compounding and packaging only~~
- ~~(656) Pharmaceutical products and drugs - compounding, packaging, synthesis and manufacture~~
- ~~(667) Pottery and ceramics manufacture~~
- ~~(678) Printing, lithographing, or publishing establishments for letter press, business cards, mimeographing and other similar custom services, newspaper publishing, including engraving and photo-engraving.~~
- ~~(689) Product assembly from finished materials - plastic, bone, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, precious and semi-precious stones, rubber, shell or yarn.~~
- ~~(6970) Repair and servicing of household or office machinery or equipment~~
- ~~(701) Rope, cord and twine manufacture~~
- ~~(712) School - Dance~~
- ~~(723) Sheet metal shops~~
- ~~(734) Silverware processing and manufacture~~
- ~~(745) Soap and detergents, packaging only~~
- ~~(756) Soldering and welding operation~~
- ~~(767) Sporting and athletic equipment manufacture~~
- ~~(778) Statuary, mannequins, figurines, and religious and church art goods manufacture~~
- ~~(789) Telecommunications Towers. (See Section 28-1307.)~~
- ~~(7980) Tools and hardware production~~
- ~~(801) Toy manufacture and assembly~~
- ~~(812) Umbrella manufacture~~

Permitted Uses

- (823) Upholstering (bulk) operations, including mattress manufacture, rebuilding and renovating.
- (834) Warehousing, storage and distribution facilities excluding motor freight terminals or self-storage facilities (mini-warehouses). (See Section 28-1010.)
- (845) Watch production
- (856) Woodworking and wood products manufacture
- (867) Accessory uses, incidental to a principal permitted use listed in Section 28-905.
- (878) Incidental retail sales of products, parts or service directly related to a permitted use.

Section 2. That Section 28.902. is hereby amended to read as follows:

28.902. M-1 Districts - Permitted uses.

The following uses are allowed in the M-1 Light Manufacturing District as permitted uses:

(a) Uses permitted in the B-3 General Services and Highway Business District, which are not permitted in other business districts.

(b) Animal hospitals, pounds, and shelters

(c) Automobile sales and service

(d) Banks and financial institutions

(e) Day care center. (See Section 28-1017.)

(f) Fuel and ice sales

(g) Gymnasiums

(h) Production, processing, cleaning, testing and repair limited to the following uses and products:

- (1) Advertising displays
- (2) Art and needlework and hand weaving
- (3) Artificial limb manufacture
- (4) Awnings, venetian blinds
- (5) Bakeries
- (6) Batteries
- (7) Beverages, nonalcoholic
- (8) Bicycles
- (9) Blacksmith shops
- (10) Blueprinting and photostating establishments
- (11) Boat building and repair of pleasure craft
- (12) Books - hand binding and tooling
- (13) Bottling works - beverage or creamery
- (14) Brushes and brooms
- (15) Camera and other photographic equipment, except film
- (16) Candy manufacture
- (17) Canvas and canvas products
- (18) Carpentry and woodworking shops
- (19) Carpet and rug cleaning
- (20) Caskets and casket supplies
- (21) Ceramic products - such as pottery and small glazed tile
- (22) Clothing manufacture
- (23) Cold storage plants
- (24) Cosmetics and toiletries
- (25) Dentures
- (26) Drugs
- (27) Dry cleaning establishments
- (28) Dwellings for watchmen, located on the premises where employed.

Permitted Uses

- (29) Electric appliances, such as lighting fixtures, irons, fans, toasters, and electric toys.
- (30) Food products, processing and combining of baking, boiling, canning, cooking, dehydrating, freezing, frying, grinding, mixing and pressing.
- (31) Frozen food lockers
- (32) Fur goods, not including tanning or dyeing
- (33) Glass products, from previously manufactured glass
- (34) Hair, felt and feather products (except washing, curling and dyeing)
- (35) Hat bodies of fur and wool felt
- (36) House trailers or mobile homes
- (37) Ice, dry and natural
- (38) Ink mixing and packaging and inked ribbons
- (39) Insecticides
- (40) Jewelry
- (41) Laboratories, medical, dental, research, experimental and testing
- (42) Laundries
- (43) Leather products, including shoes and machine belting
- (44) Luggage
- (45) Machine shops for tool, die and pattern making
- (46) Machinery, farm - sales, repairing and overhauling
- ~~(47) Medical and dental clinics.~~
- (478) Metal finishing, plating, grinding, sharpening, polishing, cleaning, rust-proofing and heat treatment.
- (489) Metal stamping and extrusion of small products, such as costume jewelry, pins and needles, razor blades, bottle caps, buttons and kitchen utensils.
- (4950) Monument works
- (501) Motor vehicle repair, major
- (512) Musical instruments
- (523) Offices, business and professional
- (534) Orthopedic and medical appliances, such as artificial limbs, braces, supports and stretchers.
- (545) Paper products, small, such as envelopes and stationery, bags, boxes, tubes, and wallpaper printing.
- (556) Perfumes and perfumed soaps, compounding and packaging only.
- (567) Pharmaceutical products, compounding and packaging
- (578) Plastic manufacture and processing
- (589) Precision instruments, such as optical, medical and drafting
- (5960) Printing, lithographing, or publishing establishments for letter press, business cards, mimeographing and other similar custom services, newspaper publishing, including engraving and photo-engraving.
- (601) Products from finished materials - plastic, bone, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, precious and semi-precious stones, rubber, shell, or yarn.
- (612) public service facilities, including electric distribution substations, fire and police stations, telephone exchange and similar uses.
- (623) Repair of household or office machinery or equipment
- (634) Rubber products, small and synthetic treated fabrics, (excluding all rubber and synthetic processing), such as washers, gloves, footwear, bathing caps and atomizers.
- (645) Sheet metal shops
- (656) Silverware, plate and sterling
- (667) Sign painting
- (678) Soap and detergents, packaging only

Permitted Uses

- (689) Soldering and welding
- (6970) Sporting and athletic equipment, such as balls, baskets, cues, gloves, bats, racquets and rods.
- (701) Statuary, mannequins, figurines, and religious and church art goods, excluding foundry operations.
- (742) Textiles - spinning, weaving, manufacturing, dyeing, printing, knit goods, yarn, thread, and cordage, but not including textile bleaching.
- (723) Truck repair garages
- (734) Tools and hardware, such as bolts, nuts and screws, doorknobs, drills, hand tools and cutlery, hinges, house hardware, locks, non-ferrous metal castings, and plumbing appliances.
- (745) Toys
- (756) Umbrellas
- (767) Upholstering (bulk), including mattress manufacturing, rebuilding and renovating.
- (778) Vehicles, children's - such as bicycles, scooters, wagons, and baby carriages
- (789) Watches
- (7980) Wood products such as furniture, boxes, crates, baskets, and pencils, and cooperage corks.
- (i) Wholesale and warehousing, storage and distribution Facilities, excluding motor freight terminals or self-storage facilities (mini-warehouses).
- (j) Public and community service uses
- (k) Adult Entertainment Establishments. (See Section 28-1011.)
- (l) Telecommunications Towers. (See Section 28-1307.)
- (m) Uses incidental to permitted uses as follows:
 - (1) Signs.
 - (2) Incidental retail sales of products, parts or service directly related to a permitted use.
 - (3) Temporary buildings for construction purposes for a period not to exceed the duration of such construction.

Section 3. That Section 28.906. is hereby amended to read as follows:

28.906. M-2 District - Special Uses.

The following uses are allowed in the M-2 Restricted Manufacturing District as special uses:

- (a) Aircraft landing areas.
- (b) Cartage and express facilities including motor freight terminals.
- (c) Contractor or construction shops and offices.
- ~~(d) Medical and dental clinics.~~
- ~~(e)~~ (ed) Public utilities and services.
- ~~(f)~~ (fe) Planned developments. (See Article XVI.)
- ~~(g)~~ (gf) Recycling collection facilities. (See Section 28-1007.)
- ~~(h)~~ (hg) Vocational and trade schools.
- ~~(i)~~ (ih) Any other proposed business, manufacturing, assembling, servicing or processing activity, if the Plan Commission finds that:
 - (1) Such proposed activity is of the same general character as uses permitted in Section 28-906;
 - (2) Such proposed activity will be in compliance with the environmental standards in Article XX. For such purpose, the Plan Commission may in its discretion require that there be furnished a favorable certification by a registered professional engineer approved by the Plan Commission covering any one or more of such performance standards; and
 - (3) Such proposed activity will be in compliance with all applicable provisions of this Article.

Permitted Uses

- (j) Accessory uses, incidental to the principal use listed above.
- (k) Self-storage facilities, including mini-warehouses. (See Section 28-1010.)

Section 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

Mayor

Passed:
Published:
Attest: _____
Village Clerk

PLANNING & COMMUNITY DEVELOPMENT / STAFF DEVELOPMENT TEAM REPORT

FILE COPY

To: Plan Commission
Prepared By: Keith R. Sbiral, Current Development Planner, Planning and Community Development
Meeting Date: May 17, 2004
Date Prepared: May 14, 2004

Project Title: PC 06-04; Ch. 28, Zoning Ordinance Amendment: Medical/Dental Clinics as Permitted Uses in Manufacturing “M” Districts
Petitioner: Village of Downers Grove
Petitioner Address: Village Hall, 801 Burlington Avenue

BACKGROUND INFORMATION

Amendment: Chapter 28, Section 28.902, M-1 Districts – Permitted Uses, Section 28.905, M-2 District Permitted Uses, and Section 28.906 M-2 District – Special Uses.
Existing Zoning: M-1 Light Manufacturing District, M-2 Restricted Manufacturing District

Requested Action

1. Proposed amendment to Ch. 28, *Zoning Ordinance*; Section 28.902, *M-1 Districts – Permitted Uses*, to allow Medical and Dental Clinics by right.
2. Proposed amendment to Ch. 28, *Zoning Ordinance*; Section 28.905, *M-2 District – Permitted Uses*, to allow Medical and Dental Clinics by right versus being permitted subject to Special Use approval.

BACKGROUND

The proposed Amendment is a result of and stems logically and consistently from discussions with respect to the Future Land Use Plan, the comprehensive planning process, and joint discussions of the Plan Commission and Economic Development Commission with respect to Strategic Land Use Planning. It is recognized location of non-retail uses such as Medical and Dental Clinics in core business zones place limits on availability of desirable retail space. Furthermore, there are often alternate acceptable areas that the subject uses could occupy.

ANALYSIS**Requested Action***Zoning Ordinance Amendment*

A Staff analysis of adding Medical and Dental Clinics to the Manufacturing zoning districts entitled, “*Strategic Land Use Planning; Medical/Dental Clinics as permitted uses in the Manufacturing “M” Zoning Districts*” and dated, April 5, 2004 (attached) was discussed with the Strategic Land Use Planning Committee.

The Strategic Land Use Planning Committee reviewed and concurred with the concept of the proposed Ordinance amendment for future consideration (minutes attached).

Zoning and Future Land Use Plan*Surrounding Land Uses and Zoning*

The M-1, *Light Manufacturing* zoning district is primarily comprised of the area commonly referred to as the Ellsworth Industrial area, also along the BNSF railroad to the east and west of the Downtown, and also in areas to the west and north of Ogden Avenue. The M-2, *Restricted Manufacturing District* is limited to an area north of Butterfield Road, commonly referred to as the Oak Grove industrial area (see attached exhibit).

Medical/Dental Clinics are currently permitted uses (i.e., allowed by right) in the B-2, *General Retail Business District*, the B-3, *General Services and Highway Business District*, and the O-R-M, *Office-Research-Manufacturing District*. Medical/Dental Clinics are also currently permitted but as Special Uses in the M-2, *Restricted Manufacturing District*.

Though the proposed Amendment adds an additional Permitted Use (Medical/Dental Clinics) to the M-1 District and modifies this use to be allowed by right in the M-2 District, all other existing zone bulk regulations do not change. Consequently, any new Medical or Dental Clinic will be required to meet all applicable zoning requirements of the applicable zoning district as would any other use and as is currently the case.

Proposed Text

The text of the proposed amendment is as follows (stricken items (e.g., ~~word~~) are proposed to be deleted; double-underlined items (e.g., word) are proposed to be added):

1. Section 28.902, *M-1 Districts – Permitted Uses*

The following uses are allowed in the M-1 Light Manufacturing District as Permitted Uses:

- (a) ...
- (g) Gymnasiums
- (h) Medical and Dental Clinics
- (hi) ...

2. Section 28.905, *M-2 District – Permitted Uses*

The following uses are allowed in the M-2 Restricted Manufacturing District as Permitted Uses:

- (1) ...
- (55) Mail order houses
- (56) Medical and Dental Clinics
- ~~(5657)~~ ...

3. Section 28.906, *M-2 District – Special Uses*

The following uses are allowed in the M-2 Restricted Manufacturing District as Special Uses:

- (a) Aircraft landing areas.
- (b) Cartage and express facilities including motor freight terminals.
- (c) Contractor or construction shops and offices.
- ~~(d) Medical and dental clinics.~~
- (de) ...

Public Works / Engineering

The Department of Public Works has reviewed this petition in the key areas of:

Engineering and Stormwater Management

The Department of Public Works has reviewed the proposed Amendment and concurs that the proposed Amendment would not have unusual or other negative impacts to the Village as indicated in the attached report dated May 13, 2004.

Traffic and Parking Considerations

Parking and loading requirements for Medical and Dental Clinics are subject to Section 28.1410, *Number of off-street parking and off-street loading spaces required*. Parking requirements for Medical and Dental Clinics are as follows:

Table 1: Medical Clinic Parking Requirements

	Number of Parking Spaces Which Shall Be Provided	Off-Street Loading and Unloading Spaces Which Shall Be Provided
<i>Medical offices, clinics or related medical services when located in a building for medical offices</i>	1 per 100 sq.ft. of gross floor area for the first 5,000 sq. ft.; 1 per 200 sq. ft. of gross floor area for the next 20,000 sq. ft.; 1 per 400 sq. ft. Of gross floor area for the remainder of the building.	1 for each structure over 40,000 sq. ft. of gross floor area.

Fire Department

The Fire Prevention Division of the Fire Department has reviewed the proposed text amendment and as indicated in the attached report dated May 10, 2004, has found the proposed use modification acceptable, noting only, as would be required in any case, that fire code requirements must be met if a building is converted from a Manufacturing use to a Medical Clinic use.

RECOMMENDATION:

The Staff Development Team has reviewed the Requested Action and concurs to recommend that the Plan Commission consider forwarding a positive recommendation to the Village Council regarding the proposed Amendment to Chapter 28 of the Municipal Code, *Zoning Ordinance*, Sections 28.902, 28.905, and 28.906, as presented, subject to the following condition:

1. Compliance with all applicable Federal, State, and Village laws, ordinances, regulations and policies.




Joseph Skach, Director, Planning and Community Development

- c: Riccardo Ginex, Village Manager
- David Barber, Director, Public Works
- Don Rosenthal, Director, Code Services
- Howard Hoffman, Chief, Fire Prevention Division
- File

MEMO

To: Members of the Plan Commission and
Strategic Planning Subcommittee, Economic Development Commission

From: Joseph Skach, AIA, AICP, NCARB 
Director, Planning & Community Development

Subject: Follow-On Strategic Land Use Planning Discussions: Business and Manufacturing Zoning
District Permitted Uses; Land Uses in the Belmont Corridor

Date: April 5, 2004

The purpose of the attached is to facilitate further discussions stemming from the previous strategic land use planning discussions of the Joint Committee, that can allow staff to better plan in a general context but also to better evaluate and administer petitions/proposals consistent with the goals as reviewed by the Joint Committee and the Village Council.

Given the context and conclusions of the initial Joint Committee discussions under the auspices of evaluating commercially oriented land uses, it was understood that certain follow-on, more detailed discussions would be needed as part of establishing a Comprehensive Plan or to maintain a current Comprehensive Plan. The attached staff assessments employ a combination of staff research and empirical information received by staff, as a means of bringing the previous broader strategic level of discussions to an implementation level whenever possible.

Subsequent to Council review of the initial summary of Joint Committee discussions, four issues surfaced that require additional more detailed consideration as Zoning Ordinance amendments may be required in order to move toward implementation. The four issues envisioned to be discussed included: 1) Evaluation of the appropriateness of current Permitted Uses in the B3, *General Services and Highway Business District*; 2) Potential conditions further regarding minimum land use criteria to establish an automobile sales use; 3) Medical/Dental Clinics in Manufacturing ("M") zoning districts as compared to Business ("B") zoning districts; and 4) Future land use designations and commensurate zoning along the Belmont Avenue corridor between Maple Avenue and the BNSF. Sufficient progress was not yet made on the first two items to be able to transmit them for substantive discussions but staff will continue to work on them to forward and discuss at a future date. Items 3 and 4 above are attached and transmitted along with this cover memo.

The envisioned result of the attached and subsequent discussion would be either guidance or additional discussion context in order for staff to be able to advise and potentially proceed with management and administration of a petition that may require an amendment to Code.

Also attached separately, for your future use and reference is the "Draft Recommendations for a Comprehensive Plan" packet reviewed by the Council at a Village Council Workshop on March 9, 2004, as previously reviewed by the Joint Committee. Minutes of the Council Workshop are also included.

Also in addition, included are the draft meeting minutes from the previous meeting of November 17, 2004 for your review and approval. Please feel free to call with any questions.

Attachments

c: Rick Ginex, Village Manager
Enza Petrarca, Village Attorney
File



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT MEMO

To: Members of the Plan Commission and the Strategic Planning Subcommittee of the Economic Development Commission (Joint Committee)
From: Keith R. Sbiral, Current Development Planner *RS*
Subject: Strategic Land Use Planning; Medical/Dental Clinic as permitted uses in the Manufacturing "M" Zoning Districts
Date: April 5, 2004

Purpose

The purpose of this memo is to facilitate discussions, regarding a potential Zoning Ordinance amendment to the permitted use table for potentially allowing Medical/Dental Clinics as a permitted use in the M-1, *Light Manufacturing District* and the M-2, *Restricted Manufacturing District*.

Background

In the context of the Strategic Land Use Planning discussions, an inherent goal was to most effectively utilize Commercial (red) land-use designated areas, in particular retail ("B") zoned areas, and to the greatest extent possible build and sustain a strong commercial retail economic base. This necessarily involves periodic evaluation of permitted uses, in not only Commercial land use designations and their commensurate "B" zoning districts, but also in other commercial districts as well, in this case, the "M" manufacturing districts.

Given the context of the Joint Committee discussions, regarding reevaluation of commercially oriented land uses, it was understood that certain follow-up detailed discussion would be needed, in particular with respect to permitted uses in "B," "O-R," "O-R-M," "M-1," and "M-2" districts. The Village has received requests from time to time to locate Medical/Dental Clinics in Manufacturing ("M") zoning districts. There is currently a pending inquiry to locate a medical Clinic in the M-1 zoning district located south of Warren Avenue along the BNSF railroad and is one of the prompts for discussion of this issue. It is important to note that the use of empirical information (e.g., preliminary petition information) is a means of putting the previous discussions, necessarily broad and more strategic, into a practical context to be able to move the strategic discussions forward at the implementation level when and where appropriate.

Medical/Dental Clinics are currently permitted uses (i.e., allowed by right; no Commission/Board action required) in the B-2, *General Retail Business District*, the B-3, *General Services and Highway Business District*, and the O-R-M, *Office-Research-Manufacturing District*. Medical/Dental Clinics are also currently permitted but only as Special Uses in the M-2, *Restricted Manufacturing District* (see the attached map for the location of the specified districts). Though Medical/Dental Clinics would not be considered analogous to retail uses, the zoning ordinance currently provides opportunity for Medical/Dental Clinics to be located in areas zoned for prime retail uses. Consequently, the location of Medical/Dental Clinics in commercial retail areas such as the Downtown or gateway retail areas such as Butterfield and Finley Roads and 75th Street and Lemont Road, may actually be an incentive to locate in commercial retail districts while prohibited in other potentially viable areas such as M-1 districts or less attractive as a result of needing to secure Special Use approval in M-2 districts.

Discussion

The addition of Medical/Dental Clinics as a permitted use to an additional zoning district will provide additional alternatives for such uses seeking a viable location in the Village. The M-1, *Light Manufacturing*

zoning district is primarily comprised of the area commonly referred to as the Ellsworth Industrial area, also along the BNSF railroad to the east and west of the Downtown, and also in areas to the west and north of Ogden Avenue. The M-2, *Restricted Manufacturing District* is limited to an area north of Butterfield Road, commonly referred to as the Oak Grove industrial area, and currently permits Medical/Dental Clinics subject to Special Use consideration. Staff is continuing to research potential reasons to explain the disparity; however, there does not appear to be a clear justification for not allowing Medical Clinics at all in the M-1 District while allowing them, subject to Special Use consideration in M-2 districts. Use definitions, sometimes shed light on permitted use table status; however, the terms Business and Professional Offices, medical offices, Medical or Dental Clinics, and Offices are not currently defined in the text of the Zoning Ordinance.

A comparison sample of 19 other northeastern Illinois municipalities, as well as DuPage County, of how Medical/Dental Clinics are classified is attached (note terminology may vary per individual municipality). The majority of these communities permit Medical/Dental Clinics, or a comparable use, in their manufacturing/industrial zoning districts. Of the communities adjacent to the Village, Lisle, Lombard, Woodridge, and DuPage County, permit Medical/Dental Clinics in manufacturing/industrial zoning districts. Of surrounding communities, only Darien and Westmont do not permit medical uses in their manufacturing/industrial districts. In discussions with Westmont staff, they noted that though medical clinics are not permitted uses in the "M" districts, the general "Office" use has been traditionally interpreted to allow any medical clinics under the office category in "M" districts. The only other community surveyed not permitting Medical/Dental Clinics in manufacturing districts was LaGrange.

It is important to note that in the case of Barrington and Arlington Heights Medical/Dental Clinic uses are permitted, either by right or subject to Special Use review, in transitional or light manufacturing districts (M-A and M-1 respectively), and not permitted in the higher intensity manufacturing district. This is primarily because the manufacturing districts are mature districts that are primarily manufacturing uses and are expected to remain solely heavy manufacturing based. This, however, is the opposite of Downers Grove where Medical/Dental Clinics are permitted as a Special Use in the M-2 district, what could be considered the more intense manufacturing district.

Clearly, other comparable municipalities believe, as codified in their zoning codes, that Medical/Dental Clinic and similar such uses can be accommodated in "M" or similar types of zoning districts. Also, while Medical/Dental Clinics are not permitted in M-1 and permitted but restricted by Special Use in M-2 districts in the Village, "Animal Hospitals, Pounds, and Shelters" and "Laboratories, Medical, Dental, Research, Experimental and Testing," are permitted in the M-1 district. Additionally, uses with greater traffic intensity, such as "Day Care Centers" are permitted in the M-2 district. Based on the above it is thus far difficult to uphold the argument that Medical/Dental Clinics be permitted, albeit by Special Use in M-2 districts, but not allowed at all in M-1 districts. In addition, staff has not yet discovered information that would shed light on the reason for the Special Use criterion to allow Medical/Dental Clinics in M-2 districts thus making this Special Use requirement subject to scrutiny to verify its validity and potentially for its removal.

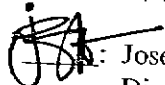
Conclusion/Recommendation

The above discussion is not focused on the limitation of Medical/Dental Clinics, but rather an exploration in providing suitable alternative location options in the Village outside of commercial retail oriented areas in the context of previous strategic land use planning discussions to help ensure the long-term viability and economic productivity of commercial areas in the Village. Consequently, based on the above Staff would find it reasonable to discuss and conclude that:

- 1) A substantial majority of comparison municipalities permit the subject or very similar uses in their "M" or similar districts, mostly by right, with a small minority permitting the use subject to Special Use consideration;
- 2) Medical/Dental Clinic uses could also be accommodated in the Village M-1 District;
- 3) The permitted but subject to Special Use consideration status in the M-2 district warrants further discussion as this restriction may not be beneficial given strategic land use planning goals for commercial retail areas;
- 4) Medical/Dental Clinics may not be substantively different from other types of clinics currently allowed in "M" districts;
- 5) Expansion of location opportunities for Medical/Dental Clinics outside of traditional commercial retail areas could have a positive effect on retail areas by facilitating an increase in potential for a distinctly commercial retail base;
- 6) Medical offices as permitted uses in the "M" districts would not appear to be in conflict with main themes of Chapter 28, Section 28.101, *Intent and Purpose*: To promote logical and orderly development; to protect public health, safety, and welfare.
- 7) Consequently, potential permitted use table amendment would add the language:

"(x) Medical and Dental Clinics,"

This language is consistent with that currently appearing in the M-2, and Business districts in the appropriate place of the alphabetical listing in Section 28.902, *M-1 Districts – Permitted Uses*, and Section 28.905, *M-2 District – Permitted Uses*. In Section 28.906, *M-2 District – Special Uses*, "(d) Medical and Dental Clinics" could be removed.

: Joseph Skach, AIA, AICP, NCARB
Director, Planning and Community Development

Attachment

- C: Rick Ginex, Village Manager
- Enza Petrarca, Village Attorney
- Don Rosenthal, Director, Code Services
- David Barber, Director, Public Works
- Howard Hoffman, Division Chief, Fire Prevention
- File

Medical/Dental Clinic Permitted Use Comparison

Medical/Dental Clinic Use Zoning Districts in Downers Grove

<i>Municipality</i>	<i>Permitted in Zoning Districts:</i>	<i>Permitted Use Table Status:</i>
Downers Grove	M-1 (Light Manufacturing)	Not Permitted
	M-2 (Restricted Manufacturing)	Special Use Required
	B-2 (General Retail Business)	Permitted By Right
	B-3 (General Services and Highway Business)	Permitted By Right
	O-R-M (Office-Research-Manufacturing)	Permitted By Right

Municipalities Permitting Medical/Dental Clinics in Manufacturing/Industrial Zoning Districts either by-right or as a Special Use

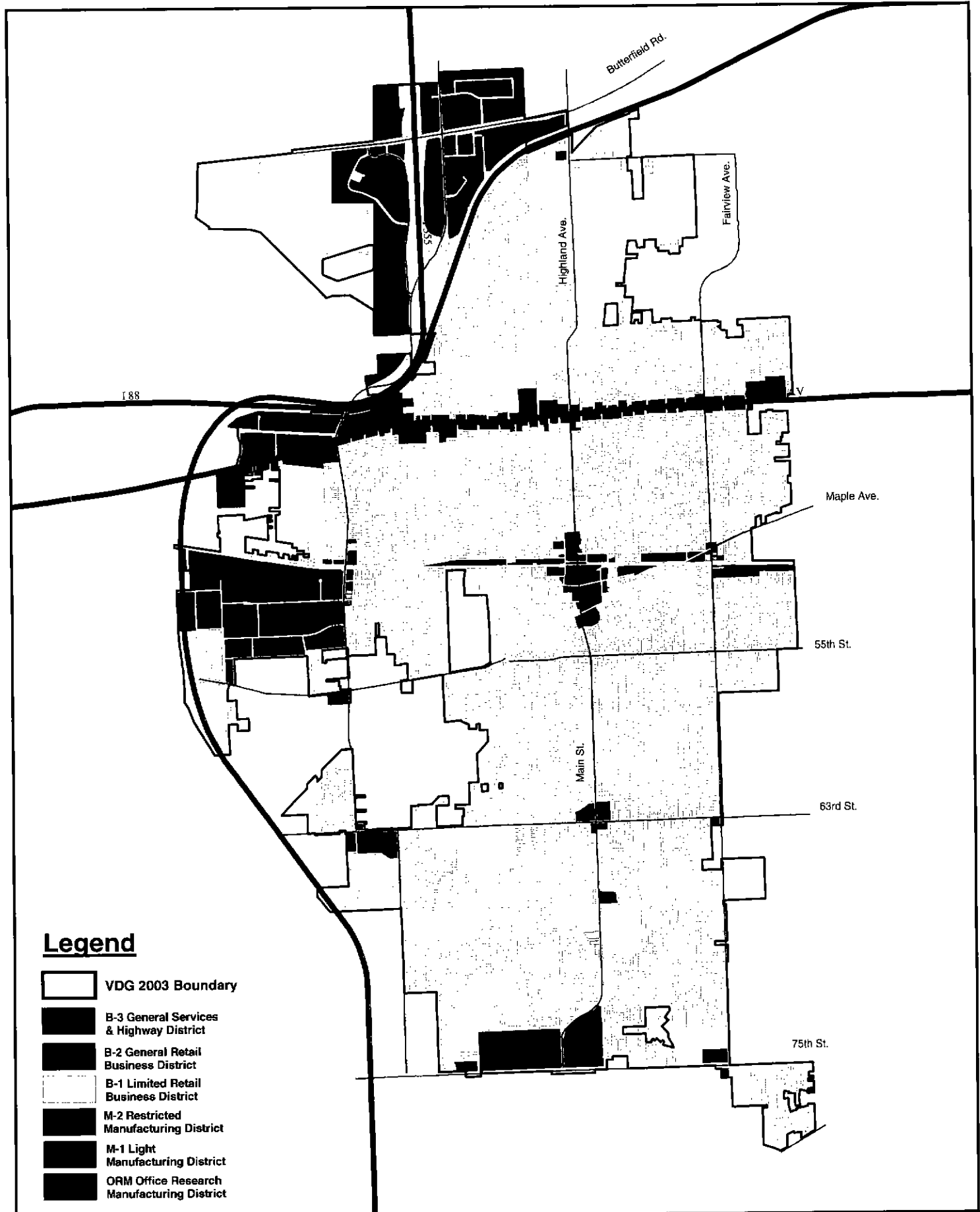
<i>Municipality</i>	<i>Permitted in Zoning Districts:</i>	<i>Permitted Use Table Status:</i>
Arlington Heights	M-1 (Light Manufacturing)	Permitted
	M-2 (Limited Heavy Manufacturing)	Not Permitted
Aurora	M-1 (Limited Manufacturing)	Permitted
	M-2 (General Manufacturing)	Permitted
Barrington	M-A (Manufacturing Artisan)	Special Use
	M-1 (Limited Manufacturing)	Not Permitted
Downers Grove	M-1 (Light Manufacturing)	Not Permitted
	M-2 (Restricted Manufacturing)	Special Use
Elgin	G-1 (General Industrial)	Permitted
	C-1 (Commercial Industrial)	Permitted
Elmhurst	I-1 (Restricted Industrial)	Permitted
	I-2 (General Industrial)	Permitted
Evanston	I-1 (Industrial Office)	Permitted
	I-2 (General Industrial)	Permitted
Geneva	I-1 (Light Industrial)	Permitted
	I-2 (General Industrial)	Permitted
Highland Park	I (Light Industrial)	Permitted
Lisle	I-1 (Industrial)	Permitted
Lombard	I (Limited Industrial)	Permitted
Naperville	I (Industrial)	Permitted
Schaumburg	M-1 (Manufacturing District)	Permitted
St. Charles	M-1 (Limited Manufacturing)	Permitted
Woodridge	M-1 (Manufacturing)	Permitted
DuPage County	I-1 (Light Industrial)	Permitted
	I-2 (General Industrial)	Permitted

Medical/Dental Clinic Not Permitted in Manufacturing/Industrial Zoning Districts








<i>Municipality</i>	<i>Permitted in Zoning Districts:</i>	<i>Permitted Use Table Status:</i>
Darien	I-1 (General Industrial)	Not Permitted
LaGrange	I-1 (Light Industrial)	Not Permitted
Westmont	M (Manufacturing)	Not Permitted

Medical/Dental Clinic in Municipalities with No Manufacturing/Industrial Zoning Districts

<i>Municipality</i>	<i>Permitted in Zoning Districts:</i>	<i>Permitted Use Table Status:</i>
Oak Park	Commercial/Business (No Manufacturing Zoning)	Permitted
Park Ridge	Commercial/Business (No Manufacturing Zoning)	Permitted



Legend

-  VDG 2003 Boundary
-  B-3 General Services & Highway District
-  B-2 General Retail Business District
-  B-1 Limited Retail Business District
-  M-2 Restricted Manufacturing District
-  M-1 Light Manufacturing District
-  ORM Office Research Manufacturing District





DOWNERS GROVE FIRE DEPARTMENT PREVENTION DIVISION

801 Burlington Ave., Downers Grove, IL 60515
Phone: 630-434-5983 Fax: 630-434-5593



RECEIVED

MAY 20 2004

Planning and Community
Development

SITE PLAN REVIEW

05/10/04

To: Keith Sbiral, Planner

From: Howard Hoffman, Division Chief

Re: Zoning Ordinance Text Amendment

FILE COPY

Keith,

The Fire Department has reviewed the documents regarding allowing Medical and Dental Clinics in M-1 and M-2 Manufacturing districts. Use of occupancies as medical and dental clinics in M-1 and M-2 zoned districts will be acceptable provided the following conditions are met:

- Change of use from light manufacturing to medical or dental office shall require the owner to upgrade to the more restrictive use group classification of health care occupancy. Change of occupancy shall be reviewed for all pertinent changes required to the occupancy by the Fire Department.
- Occupant shall complete all necessary upgrades to fire alarm systems, sprinkler systems, and egress prior to occupancy.

This is a review for Fire Prevention and Fire Protection concerns **only**. Other village departments may have issues to be resolved. All required plan submissions **shall** be required prior to permit approval. Please call me at 434-5983 for any questions on this review.

Sincerely,

Howard Q. Hoffman
Division Chief
Downers Grove Fire Department
Prevention Division



**INTEROFFICE CORRESPONDENCE
DEPARTMENT OF PUBLIC WORKS**

FILE COPY

TO: Joseph P. Skach, AIA, AICP, Director of Planning & Community Development
FROM: David H. Barber, P.E., Director of Public Works
BY: Michael D. Millette, P.E., Asst. Director of Public Works – Engineering
Jonathan C. Hall, P.E., Development Engineering Manager
DATE: May 12, 2004
RE: Planning / Zoning Request
Zoning Ordinance Text Amendment
Public Works Department Final Submittal

RECEIVED

MAY 13 2004

Planning and Community
Development

Documents Reviewed:

- Strategic Land Use Planning Medical/Dental Clinic as permitted uses in the Manufacturing "M" Zoning Districts
- Zoning Map

Attachments:

- None

Public Works Review Summary:

Division	Representative	Date	Conclusion	Comments included
Public Works	D. Barber	5/11/04	No Comments	
Engineering	M. Millette	5/13/04	No Comments	
Stormwater	J. Hall	5/13/04	No Comments	
Water	D. Bird	5/12/2004	No Comments	
Traffic	D. Fera	5/12/04	No Comments	
Forestry	K. von der Heide	5/13/04	No Comments	
Pavement	R. Ebel	5/13/04	No Comments	

Public Works Department Review Details:

No Comments

c: PW Division Managers
Director of Code Services
Stormwater Management Engineer
M. Dugard, Administrative Technician

would not be before the Plan Commission if they did not need a variation to accommodate what they are proposing. Mr. Nicholaou stated in the past he has found that particular recommendation in most cases to be unnecessary and redundant. Mr. McCormick commented that he felt Recommendation No. 5 in the Staff report was also unnecessary and redundant, and Mr. Nicholaou agreed. Chairman Jirik suggested pursuing this further at the end of this evening's public hearings.

Chairman Jirik next asked if there were any comments regarding the motion. Hearing none, he called for a vote.

ROLL CALL:

AYE: Mr. Nicholaou, Mr. McCormick, and Mr. Kahlke, Mr. Stark, Mr. Waechter, Chairman Jirik

NAY: None

The motion passed unanimously.

Chairman Jirik noted the two recusals do not participate in the vote; however, there is a quorum present.

Chairman Jirik explained the Plan Commission's activities with regard to this petition are complete; however, there are additional steps that will occur as the petition moves through the review process. The next step would be scheduling the petition at the Council Workshop session. Those present who wish to follow the progress of this petition can contact Staff for the date this petition is to be presented to the Village Council. The Council agenda is published in the Village Corner section of the Sun newspaper and will also be available on the Village's web site.

PC-06-04 – Ordinance amendment to Chapter 28 of the Municipal Code, Zoning Ordinance, Section 28-902, M-1, Light Manufacturing Districts – Permitted Uses and Section 28-905, M-2, Restricted Manufacturing Districts – Permitted Uses and Section 28-906, M-2, Restricted Manufacturing Districts – Special Uses

Chairman Jirik noted the Village is the petitioner for this case. Chairman Jirik asked for the technical analysis by Staff.

Mr. Sbiral commented many of the Plan Commission members have already reviewed this petition as part of the Strategic Land Use Planning meetings.

Mr. Sbiral explained the Village is acting as petitioner for an amendment to the Zoning Ordinance adding as a permitted use "Medical/Dental Clinic" to both the M-1 and the M-2 districts and removing "Medical-Dental Clinic" as a Special Use in the M-2 district. Mr. Sbiral advised this would allow an additional use in the "M" districts and provide an

additional zoning classification for medical and dental clinics to be located. No other alterations or modifications are proposed.

Mr. Sbiral noted there is discussion in the Staff report regarding parking. The same parking requirements for Medical/Dental Clinics will be in effect for a Medical/Dental Clinic in the M district as it would be in any Business "B" district.

Mr. Sbiral commented the Manufacturing Districts are essentially along the south side of Warren Avenue north of the Burlington Northern/Santa Fe railroad tracks, the Ellsworth Industrial Park and the small area north of Butterfield Road east of Finley Road.

Mr. Sbiral referred to the proposed text in the Staff Report, which shows the changes to the Ordinance for the M-1 and M-2 Permitted Uses and the M-2 Special Uses.

Mr. Sbiral stated the Public Works and Fire Prevention Departments have reviewed the language changes and have no issues with the adoption of these changes.

Mr. Sbiral indicated he would be available to answer any questions.

Chairman Jirik asked if there was any member of the public present this evening that wished to speak regarding this petition. As there was no response, Chairman Jirik closed the public participation portion of the public hearing.

Chairman Jirik asked if medical and dental clinics are defined in the Ordinance. Mr. Sbiral responded they are not defined in the Ordinance nor are many other uses that are in the Ordinance. Chairman Jirik advised that he found something on a U.S. Census Bureau website, the 1997 NAICS Definitions. Category 621 Ambulatory Health Care Services covers every variety of doctors' office. Category 621 is defined as "Industries in the Ambulatory Health Care Services subsector provide health care services directly or indirectly to ambulatory patients and do not usually provide inpatient services. Health practitioners in this subsector provide outpatient services, with the facilities and equipment not usually being the most significant part of the production process." He went on to explain that Subsection 621111 lists all types of health practitioners having the degree of M.D. or D.O. Chairman Jirik stated if the Plan Commission agreed that there might be some type of legislative intent within the Ordinance, Staff could provide this information to the Mayor and Council in case there is a question regarding the breadth or meaning of the proposed change.

Mr. Nicholaou stated at the last Village Council meeting there was conversation from the Council members to Staff asking when a petitioner comes forward if Staff is just handing them a copy of the Ordinance or does Staff explain the intent or the Village's interpretation of the Ordinance. Mr. Nicholaou expressed the opinion this information presented by the Chairman is appropriate.

Mr. Sbiral commented a number of the uses within the Zoning Ordinance do not have specific definitions in the Ordinance, and this language would implement the same Medical/Dental Clinic use we currently have in the B-2 and B-3 zoning districts. Right now the Code Services Department interprets that to include optometrists, orthodontists,

general practitioners, etc. He noted there are some municipal Ordinances, which tie NAICS codes to all uses in their districts. Chairman Jirik stated such a list would not formally bind the Village but would provide some intent if the Village were challenged. The Plan Commission's discussion would show that they were generally thinking along these lines.

Mr. Stark pointed out what is restricted is usually what is placed in the Ordinance, not what is permitted. A list of permitted types of businesses would be as big as the phone book, and the Village could not keep up-to-date with all the different types of businesses. Mr. Stark expressed his opinion that it would be a fool's errand to list everything we think should be permitted.

Mr. Waechtler suggested consulting the DuPage County Health Department. He expressed concern if someone wanted to open a medical clinic there are no guidelines or provisions in our Zoning Ordinance for proper care of patients, necessary equipment, etc. Mr. Waechtler stated the Village could leave itself wide open for a liability suit. If something happens at a medical clinic that is operating without specific criteria, the question is whether or not the Village would be liable because our Code did not state specific criteria for a medical clinic.

Mrs. Reynolds asked if the Village has ever had any questions or problems along these lines. Mr. Waechtler responded we should be sure there are no problems in the future. We do not want to wait for a lawsuit to come along because we did not take the necessary steps to provide against something like this. Mr. Waechtler stated it would not be necessary to write a list of permitted uses as big as a telephone book.

Mr. Stark commented Mr. Waechtler wants to regulate what goes on inside the building, which would be the subject of State regulations, other Village ordinances, etc. The Zoning Ordinance is limited to what can be done on the land. Mr. Stark expressed the opinion the Village could incorporate everything else by reference. Mr. Stark indicated a concern if these types of requests continue we are going to run out of letters in the Zoning Ordinance and then we will have roman numerals, etc. Mr. Stark asked if Staff brought this forward because they thought it was necessary or did we have a complaint that the Ordinance was not inclusive or instructive enough. He asked why the Plan Commission has to address this issue. Mr. Sbiral responded that over the last year there have been multiple requests to Staff to locate medical clinics in existing buildings in Manufacturing districts. Staff's response has been that the use was not a permitted use. Mr. Sbiral further advised there have been enough such requests to prompt Staff to look at proposing modifications to the Ordinance. There have also been discussions about medical and dental clinics going into the downtown area and prime commercial areas where other uses such as retail would be preferable. Mr. Sbiral noted that in our Zoning Ordinance only permitted uses are listed, but there is some balance in that the uses listed are general enough for some interpretation.

Mr. Stark questioned how the Plan Commission could ask the Village Council to make this addition to the Ordinance because the Plan Commission thinks it is a good idea. Mr.

Stark stated the Village Council tells the Plan Commission what they are to interpret. The Plan Commission does not tell the Council what it would like to see in the Ordinance. Mr. Stark thought it would be better to workshop these types of changes with the Village Council rather than conduct a public hearing and then forward a positive or negative recommendation to the Village Council.

Mr. Sbiral explained that per our Ordinance and State law any text amendment to the Zoning Ordinance is required to go before the Plan Commission for a public hearing. Mr. Stark stated he was unaware of that and thanked Mr. Sbiral for the information.

Chairman Jirik added whenever the Ordinance or the Comprehensive Land Use Plan or any of the Village's documents are modified, the Village becomes the petitioner. The Plan Commission then takes the neutral position of conducting the public hearing and forwarding either a positive or negative recommendation.

Mr. Waechtler recalled at the joint meeting with members of the Economic Development Commission this issue of medical and dental clinics going into the Manufacturing Districts was discussed. Under the current Zoning Ordinance, they were restricted from doing so.

Mr. Stark commented fundamentally he did not have a problem adding this, but expressed concerns that we will continue to see the Village proposing changes every time someone knocks on the door asking for a change. He recommended that the Village either have restricted businesses or everything else is allowed especially in this type of business environment.

Chairman Jirik stated he has seen other government agencies draft regulations allowing certain things and then there is another tier of special considerations. The necessary flexibility is the means by which things not envisioned can be granted as a special use or an exception.

Mrs. Reynolds expressed her opinion that this was the result of the joint meetings with the Economic Development Commission Subcommittee. They want a better definition of certain zoning areas. Chairman Jirik recalled as a part of those long discussions, there was a variety of immediate, fairly easy to accomplish steps, this being one of them. Discussion also focused on removing some uses or shifting them from one zoning district to another.

Mr. Waechtler pointed out this would provide more opportunities and locations for medical and dental offices to come into the Village.

Mr. Sbiral clarified that medical and dental office uses are not being removed from the B districts. Mr. Sbiral stated Council has indicated that there are still more changes to be considered to the Zoning Ordinance and noted the Planning & Community Development Department is currently working on such changes and will continue to do so as the Village Council determines which modifications are priorities.

Mr. Matejczyk suggested Staff review the lists of permitted and special uses within specific zoning districts periodically. As an example, he recalled seeing a listing for blacksmith shops. Mr. Sbiral advised the Commission members that Staff is currently reviewing these uses.

Chairman Jirik asked if there were any other comments or questions from the Plan Commission members. Hearing no further questions or comments, Chairman Jirik advised that the Plan Commission could make one of three types of motions; a motion to recommend approval, a motion to recommend approval with changes or a motion to recommend denial.

MOTION: WITH RESPECT TO FILE NO. PC-06-04, MRS. REYNOLDS MOVED THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL REGARDING THE PROPOSED AMENDMENT TO CHAPTER 28 OF THE MUNICIPAL CODE, ZONING ORDINANCE, SECTIONS 28.902, 28.905 AND 28.906, AS PRESENTED, SUBJECT TO THE FOLLOWING CONDITION: COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE LAWS, ORDINANCES, REGULATIONS AND POLICIES. MR. MATEJCZYK SECONDED THE MOTION.

Chairman Jirik asked if there were any questions or discussion regarding the intent or the nature of the motion. There was no response. Chairman Jirik called for the vote.

ROLL CALL:

AYE: Mrs. Reynolds, Mr. Matejczyk, Mr. Kahlke, Mr. McCormick, Mr. Nicholaou, Mr. Stark, Mr. Waechtler, Chairman Jirik

NAY: None

The Motion passed unanimously.

Chairman Jirik asked Staff if there would be a meeting in June. Mr. Sbiral responded the meeting will be June 21, 2004 and there will be several petitions on the agenda. Chairman Jirik recalled at the time of the motion for the first petition, Mr. Nicholaou raised issues regarding several of the conditions listed in the Staff recommendation. Chairman Jirik stated Mr. Nicholaou's concerns resonated with him. With regard to Item 5 in the Conditions, "Compliance with all applicable Federal, State and Village laws, ordinances, regulations and policies", Chairman Jirik questioned if anyone knows each applicable, Federal, State laws, etc. Chairman Jirik indicated the Village is not empowered to enforce certain Federal and State laws. He asked how the Village could compel someone to comply with something the Village does not know nor does it have the legal authority to compel them to comply. Chairman Jirik stated he objected to Condition 5 continuing to appear as part of Staff's recommendations. He asked if the Plan Commission concurred. Mr. Waechtler asked if the condition could be modified to

1997 NAICS Definitions

621 Ambulatory Health Care Services

621 Ambulatory Health Care Services

Industries in the Ambulatory Health Care Services subsector provide health care services directly or indirectly to ambulatory patients and do not usually provide inpatient services. Health practitioners in this subsector provide outpatient services, with the facilities and equipment not usually being the most significant part of the production process.

6211 Offices of Physicians

62111 Offices of Physicians

This industry comprises establishments of health practitioners having the degree of M.D. (Doctor of medicine) or D.O. (Doctor of osteopathy) primarily engaged in the independent practice of general or specialized medicine (e.g., anesthesiology, oncology, ophthalmology, psychiatry) or surgery. These practitioners operate private or group practices in their own offices (e.g., centers, clinics) or in the facilities of others, such as hospitals or HMO medical centers.

621111 Offices of Physicians (except Mental Health Specialists)

This U.S. industry comprises establishments of health practitioners having the degree of M.D. (Doctor of medicine) or D.O. (Doctor of osteopathy) primarily engaged in the independent practice of general or specialized medicine (except psychiatry or psychoanalysis) or surgery. These practitioners operate private or group practices in their own offices (e.g., centers, clinics) or in the facilities of others, such as hospitals or HMO medical centers.

Go to: [1997 Economic Census](#) [Bridge Between NAICS and SIC](#) [NAICS Manual Table 1](#)

NAICS	SIC	Corresponding Index Entries
621111	80M	Acupuncturists' (MDs or DOs) offices (e.g., centers, clinics)
621111	8011	Allergists' offices (e.g., centers, clinics)
621111	8011	Anesthesiologists' offices (e.g., centers, clinics)
621111	8011	Cardiologists' offices (e.g., centers, clinics)
621111	8011	Clinical pathologists' offices (e.g., centers, clinics)
621111	8011	Dermatologists' offices (e.g., centers, clinics)
621111	8031	Doctors of osteopathy (DOs, except mental health) offices (e.g., centers, clinics)
621111	8031	DOs' (doctors of osteopathy, except mental health) offices (e.g., centers, clinics)
621111	8011	Family physicians' offices (e.g., centers, clinics)
621111	8011	Forensic pathologists' offices (e.g., centers, clinics)

1997 NAICS Matched to 1987 SIC Health Care and Social Assistance

If your browser does not support HTML tables, use the [text version](#) of this page instead.
Tables 1 and 2 may be compared using a [special frames view](#)

621 Ambulatory Health Care Services

1997 NAICS	1997 NAICS U.S. Description	Codes	1987 SIC	1987 U.S. SIC Description
621	Ambulatory Health Care Services			
6211	Offices of Physicians			
62111	Offices of Physicians			
621111	Offices of Physicians (except Mental Health Specialists)	u N	*8011	Offices and Clinics of Doctors of Medicine (except mental health specialists)
			*8031	Offices and Clinics of Doctors of Osteopathy (except mental health specialists)
621112	Offices of Physicians, Mental Health Specialists	u N	*8011	Offices and Clinics of Doctors of Medicine (mental health specialists)
			*8031	Offices and Clinics of Doctors of Osteopathy (mental health specialists)
6212	Offices of Dentists			
62121	Offices of Dentists		E 8021	Offices and Clinics of Dentists
6213	Offices of Other Health Practitioners			
62131	Offices of Chiropractors		E 8041	Offices and Clinics of Chiropractors
62132	Offices of Optometrists		E 8042	Offices and Clinics of Optometrists
62133	Offices of Mental Health Practitioners (except Physicians)		N *8049	Offices and Clinics of Health Practitioners, NEC (mental health practitioners except physicians)
62134	Offices of Physical, Occupational and Speech Therapists, and Audiologists		N *8049	Offices and Clinics of Health Practitioners, NEC (physical, occupational, recreational and speech therapists, and audiologist)
62139	Offices of All Other Health Practitioners			
621391	Offices of Podiatrists	u E	8043	Offices and Clinics of Podiatrists
621399	Offices of All Other Miscellaneous	u N	*8049	Offices and Clinics of Health

	Health Practitioners				Practitioners, NEC (except mental health practitioners, physical, occupational, speech thera
6214	Outpatient Care Centers				
62141	Family Planning Centers		N	*8093	Speciality Outpatient Facilities, NEC (family planning centers)
				*8099	Health and Allied Services, NEC (childbirth preparation)
62142	Outpatient Mental Health and Substance Abuse Centers		N	*8093	Specialty Outpatient Facilities, NEC (mental health facilities)
62149	Other Outpatient Care Centers				
621491	HMO Medical Centers	u	N	*8011	Offices and Clinics of Doctors of Medicine (HMO Medical Centers)
621492	Kidney Dialysis Centers	u	E	8092	Kidney Dialysis Centers
621493	Freestanding Ambulatory Surgical and Emergency Centers	u	N	*8011	Offices and Clinics of Doctors of Medicine (surgical and emergency centers)
621498	All Other Outpatient Care Centers	u	N	*8093	Specialty Outpatient Facilities, NEC (except family planning and mental health centers)
6215	Medical and Diagnostic Laboratories				
62151	Medical and Diagnostic Laboratories				
621511	Medical Laboratories	u	R	*8071	Medical Laboratories (except diagnostic imaging centers)
621512	Diagnostic Imaging Centers	u	N	*8071	Medical Laboratories (diagnostic imaging centers)
6216	Home Health Care Services				
62161	Home Health Care Services		E	8082	Home Health Care Services
6219	Other Ambulatory Health Care Services				
62191	Ambulance Services		N	*4119	Local Passenger Transportation, NEC (land ambulance)
				*4522	Air Transportation, Nonscheduled (air ambulance)
62199	All Other Ambulatory Health Care Services				
621991	Blood and Organ Banks	u	N	*8099	Health and Allied Services, NEC (blood and organ banks)
621999	All Other Miscellaneous Ambulatory Health Care Services	u	N	*8099	Health and Allied Services, NEC (except blood and organ banks, medical artists, medical photography, and childbirth

prepar

Codes: E--existing industry; N--new industry; R--revised industry; * indicates part of a 1987 SIC

[Return to all-sector menu](#)

[Return to 3-digit subsector menu](#)

622 Hospitals

1997 NAICS	1997 NAICS U.S. Description	Codes	1987 SIC	1987 U.S. SIC Description
622	Hospitals			
6221	General Medical and Surgical Hospitals			
62211	General Medical and Surgical Hospitals	R	8062	General Medical and Surgical Hospitals
			*8069	Specialty Hospitals, Except Psychiatric (children's hospitals)
6222	Psychiatric and Substance Abuse Hospitals			
62221	Psychiatric and Substance Abuse Hospitals	R	8063	Psychiatric Hospitals
			*8069	Specialty Hospitals, Except Psychiatric (substance abuse hospitals)
6223	Specialty (except Psychiatric and Substance Abuse) Hospitals			
62231	Specialty (except Psychiatric and Substance Abuse) Hospitals	R	*8069	Specialty Hospitals, Except Psychiatric (except children's and substance abuse hospitals)

Codes: E--existing industry; N--new industry; R--revised industry; * indicates part of a 1987 SIC

[Return to all-sector menu](#)

[Return to 3-digit subsector menu](#)

623 Nursing and Residential Care Facilities

1997 NAICS	1997 NAICS U.S. Description	Codes	1987 SIC	1987 U.S. SIC Description
623	Nursing and Residential Care Facilities			
6231	Nursing Care Facilities			
62311	Nursing Care Facilities	N	*8051	Skilled Nursing Care Facilities (except continuing care retirement communities)
			*8052	Intermediate Care Facilities (except continuing care retirement communities and mental retardation facilities)
			*8059	Nursing and Personal Care Facilities, NEC (except continuing care retirement communities)

6232	Residential Mental Retardation, Mental Health and Substance Abuse Facilities				
62321	Residential Mental Retardation Facilities		N	*8052	Intermediate Care Facilities (mental retardation facilities)
62322	Residential Mental Health and Substance Abuse Facilities		N	*8361	Residential Care (mental health and substance abuse facilities)
6233	Community Care Facilities for the Elderly				
62331	Community Care Facilities for the Elderly				
623311	Continuing Care Retirement Communities	u	N	*8051	Skilled Nursing Care Facilities (continuing care retirement communities)
				*8052	Intermediate Care Facilities (continuing care retirement communities)
				*8059	Nursing and Personal Care Facilities, NEC (continuing care retirement communities)
623312	Homes for the Elderly	u	N	*8361	Residential Care (homes for the elderly)
6239	Other Residential Care Facilities				
62399	Other Residential Care Facilities		N	*8361	Residential Care (except mental health and substance abuse facilities, homes for the elderly)

Codes: E--existing industry; N--new industry; R--revised industry; * indicates part of a 1987 SIC

Return to all-sector menu	Return to 3-digit subsector menu
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624 Social Assistance

1997 NAICS	1997 NAICS U.S. Description	Codes	1987 SIC	1987 U.S. SIC Description	
624	Social Assistance				
6241	Individual and Family Services				
62411	Child and Youth Services		N	*8322	Individual and Family Social Services (child and youth services)
62412	Services for the Elderly and Persons with Disabilities		N	*8322	Individual and Family Social Services (services for the elderly and disabled)
62419	Other Individual and Family Services		N	*8322	Individual and Family Social Services (except services for children, youth, elderly, disabled; food, housing, emergency an
6242	Community Food and Housing, and Emergency and Other Relief Services				
62421	Community Food Services		N	*8322	Individual and Family Social Services

					(food services)
62422	Community Housing Services				
624221	Temporary Shelters	u	N	*8322	Individual and Family Social Services (temporary shelter)
624229	Other Community Housing Services	u	N	*8322	Individual and Family Social Services (housing services except temporary shelter)
62423	Emergency and Other Relief Services		N	*8322	Individual and Family Social Services (emergency and relief services)
6243	Vocational Rehabilitation Services				
62431	Vocational Rehabilitation Services		E	8331	Job Training and Vocational Rehabilitation Services
6244	Child Day Care Services				
62441	Child Day Care Services		E	8351	Child Day Care Services

Codes: E--existing industry; N--new industry; R--revised industry; * indicates part of a 1987 SIC

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Revised 9/21/19



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US CENSUS BUREAU

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DRAFT UNAPPROVED MINUTES

**MINUTES
OF A WORKSHOP DISCUSSION
WITH THE STRATEGIC PLANNING COMMITTEE
OF THE ECONOMIC DEVELOPMENT COMMISSION AND
MEMBERS OF THE PLAN COMMISSION
ON
APRIL 5, 2004
AT THE VILLAGE HALL, COMMITTEE ROOM
IN THE VILLAGE OF DOWNERS GROVE**

On behalf of the members of the Plan Commission and on behalf of the Economic Development Commission [EDC] Strategic Planning Committee [Committee], EDC Chair Riordan began the discussions at 7:00 p.m.

ROLL CALL: As this meeting was a workshop discussion, attendance was voluntary.

PRESENT: Members of the Plan Commission: PC Chair Jirik, Commissioner Griesbaum, Commissioner Matejczyk, Commissioner McCormick, Commissioner Nicholaou, Commissioner Reynolds, Commissioner Waechtler

Members of the Strategic Planning Committee: EDC Chair Riordan, Commissioner Bilek, Commissioner Bohanon, Commissioner Chalberg, Commissioner Randall, Commissioner Ryan, Commissioner Weiss

STAFF

PRESENT: Joseph Skach, Director, Planning and Community Development
Steven Rockwell, Director, Economic Development
Catherine Schuster, Assistant Director, Economic Development
Amanda Browne, Planner, Planning and Community Development
Keith Sbiral, Planner, Planning and Community Development
Lori Sommers, Planner, Planning and Community Development

GUESTS: Tracy Kasson, Rathje and Woodward
Charles Argianas, Argianas & Associates, Inc.

APPROVAL OF MINUTES FROM NOVEMBER 17, 2003

Commission Chair Riordan asked if there was concurrence on the minutes from the workshop held November 17, 2003. The members of both Commissions concurred.

Medical/Dental Clinic as permitted uses in the Manufacturing "M" Zoning Districts

DRAFT UNAPPROVED MINUTES

Mr. Skach began the discussion noting there had been some inquiries by some petitioners that needed to be better placed into context given past discussions of the Committee. He then asked Mr. Sbiral, Planner, to address the zoning designations of medical and dental clinics. Mr. Sbiral noted that the Village, over the past year, had received several inquiries regarding whether to allow Medical/Dental Clinics in Manufacturing ["M"] zoning districts. Mr. Sbiral stated that Medical/Dental Clinics are currently permitted by right in Business Districts ["B2 and B3"] and Office-Research-Manufacturing ["O-R-M"] zoning districts; and that they are permitted only as special uses in "M2" districts. He added that these areas are located in areas such as the Ellsworth and Oak Grove Industrial Parks. Mr. Sbiral also noted that Planning and Community Development researched 19 different surrounding communities as well as DuPage County, and the greater majority of them did permit Medical/Dental Clinics in their Manufacturing Districts but the Village did not allow them in M1 districts but required special use approval in M2 districts.

Mr. Sbiral noted that other types of clinics were already permitted uses is the "M1" zoning district, which were animal hospitals, laboratories, and medical/dental research. Mr. Sbiral noted that the Planning and Community Development [P & CD] came up with a list of preliminary conclusions/recommendations, which could provide the appropriate language for a change in ordinance if the Committee concurs. Commissioner Matejczyk agreed, stating that this is a trend in light manufacturing, and since Downers Grove does not have heavy manufacturing in these districts, there is no reason not to make these allowances, as it would help strengthen our retail areas. Commissioner McCormick asked how Medical/Dental Clinics compared to General Office land uses. Mr. Sbiral replied Medical/Dental Clinics may be more intense traffic-wise but not necessarily when compared to offices that employ many people, but not to a huge degree, and that the parking requirements would be similar. Commissioner Reynolds asked why some communities did not allow Medical/Dental Clinics in a Manufacturing District specifying Arlington Heights. Mr. Skach replied that Arlington Heights

DRAFT UNAPPROVED MINUTES

still had some areas that would be considered traditional heavier Manufacturing-Oriented Districts where such office uses, regardless, would not be compatible. Commissioner Nicholaou also agreed with the proposed concept, noting that some of the vacant buildings in these areas in the Village, given the existing light industrial, office orientation, would be excellent locations for Medical/Dental clinics as an alternative to our commercial retail areas. Mr. Skach mentioned that another issue regarding the requirement for a special use in the "M2" District was that it could be considered a disincentive to locating in "M2". Removing this requirement could help.

Commission Chair Jirik asked if, procedurally, this needed to go first to the Mayor and Council. Mr. Skach replied that the recommendation first would be required to come through the Plan Commission for formal consideration based on a specific proposal for a zoning ordinance amendment making Medical/Dental Clinics permitted uses and then Council would subsequently see it per normal procedure should a positive recommendation be made by the Plan Commission.

There was concurrence by both the Members of the Plan Commission and the Strategic Planning Subcommittee of the EDC to recommend that staff move forward with a petition to amend the zoning ordinance consistent with the preceding discussions.

Potential Additional Commercial Oriented Land Uses (Belmont Ave. Corridor between the BNSF Rail Road and Maple Avenue)

Mr. Skach summarized an inquiry from a potential petitioner regarding the east side of Belmont noting that that there had been previous concurrence by the Committee that this area is a Commercial-oriented node, but that areas currently zoned Residential to the north were in question as to whether they should remain higher density Residential or an extension of the Commercial node. The Committee had opted